

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 17, 2015
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The February 17, 2015 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman G.Hunter.

ROLL CALL

Members present: T.Flack, G.Hunter, P.Mollenhauer, S.Odson, T.Ripper, L.Voigt, L.West. Absent: D.Fliger. Staff present: E.Jensen, E.Carstens, E.Bodeker, J.Gould, T.Kuhn.

AMENDMENTS TO THE AGENDA

Motion by L.West to accept the agenda as submitted. Second by L.Voigt. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

S.Odson asked for an explanation of the Villas at Stonehaven pump station operation.

David Eppel, Cooper Crawford & Associates, LLC 475 S 50th Street, Suite 800, West Des Moines representing Villas at Stonehaven responded that there was a cost issue in serving the site by gravity sewer from the Rock Creek sewer and they have elected to build a private lift station at the southwest corner of the site, tying into an existing sewer which will be owned and maintained by the developer. He said he is not familiar with the operational aspects of the pump station.

S.Odson said he is bothered by the fact the engineer is unable to provide information on a lift station that will be required to serve 70 units. He would like to know what type of backup there will be, in the event of pump or electrical failure.

S.Odson asked what vegetation will be on the 3-foot berm. Mr Eppel said there will be mowed grass, trees and planting on the buffers on the east and south sides.

S.Odson asked about the location of the sanitary sewer outlet near SW Coves Drive and if a sidewalk connection to the Coves West subdivision was considered to provide access to schools. Mr.Eppel said that the sewer connection is within an easement. E.Jensen said that there were no plans for a sidewalk connection and he believes the homeowners in Coves West have fences along their rear property.

E.Carstens added that there is regional trail along SW Oralabor Road.

S.Odson reiterated that he is not comfortable moving the Villas at Stonehaven forward without having some idea of how the future residents will be served.

T.Ripper said he would support delaying approval of Item #2 until the developer can provide answers especially since it will ultimately be the responsibility of the homeowners association. G.Hunter said he agreed, adding that residents generally complain to the City when their sewer system is not working.

S.Odson asked that Item #2 Villas of Stonehaven be removed from the Consent Agenda.

Referencing the Autumn Ridge Preliminary Plat, S.Odson asked if sewer will run from 70th Avenue and 23rd Street to serve the proposed rural development and if it is sized just to serve that area. He added that he received 2 calls from neighbors to the west with concerns regarding surface water onto their properties.

Jerry Oliver, Civil Engineering Consultants, Inc, 2400 86th Street, Unit 12, Des Moines, representing Knapp Properties stated that the Rock Creek Sewer is available and is sized to serve the drainage area that the sewer runs through. There are homes to the south that could make the connection as well. Regarding drainage, Mr. Oliver said that the new street, NW 19th Street will drain to the south to the property line, so all the runoff adjacent to NW 19th Street, as well as the houses that front it drain to a storm sewer that goes to a detention pond. Very little of the Autumn Ridge property drains to the west now and even less will drain to the west once NW 19th Street is constructed.

Item #1. Minutes

Motion to approve and accept the February 3, 2015 minutes of the Plan & Zoning Commission meeting.

Item #3. Autumn Ridge Plat 1 Preliminary Plat (Rural)

Motion to recommend City Council approval of Autumn Ridge Plat 1 Preliminary Plat subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations. Motion by L.West to approve the recommendations for Consent Agenda Items #1 and #3. Second by S.Odson. All voted aye. Motion carried 7 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #2. Villas at Stonehaven Final Plat and Villas at Stonehaven PUD Site Plan

Motion by S.Odson to postpone consideration until the next meeting when information regarding the lift station pump operation, backup and association documents showing homeowner responsibilities for the lift station can be provided to the Commission. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

Item #4. Deer Creek Estates LLC / Ron Fix request to rezone property from R-1 (One-Family Residence district) to PUD (Planned Unit Development).

Staff Report: J.Gould reported that a public hearing was held at the last meeting on the request by Deer Creek Estates LLC and Ron Fix to rezone 375 acres located on the north side of E 1st Street/NE 94th Street (County), west of NE 38th Street (County) and south of NE 18th Street. The Future Land Use map designates the area with MU-2, community commercial; MU-1, neighborhood commercial, medium and low density residential and a small portion as parks, greenways and civic. The proposal closely mirrors the approved plan with the MU-2 uses along E.1st Street transitioning to MU-1 surrounded by medium density residential, low density residential and a small area of civic. Proposed access points will be off of NE 38th Street, E 1st Street and an extension of NE Four Mile Drive, NE 29th in the County. Water will most likely be served by a main along E 1st Street, 38th Street, then interior to the site. Sewer will be extended from a trunk along Deer Creek into the site

J.Gould outlined the issues raised at the public hearing including future development, the timing of development in the area, transportation, drainage and utility infrastructure. The future land use plan proposes smart growth principles with the neighborhood model type of development identified in the Ankeny Comprehensive Plan showing that within a square mile area there would be a mix of mixed use commercial, low density, medium density and civic uses. The future proposed extension of NE Fourmile Drive is designated as an arterial roadway.

Transportation impacts on the area: Improvements to the road are driven by development sometimes improvements are scheduled in the Capital Improvements Program or sometimes development drives it. In the CIP for 2018, there is a proposed plan for improvements to begin at the I-35 /E 1st Street interchange; that assumes the IDOT does not change their timeline since the project would be done in coordination with the State. In 2023, there is a plan for E 1st Street widening to Fourmile Drive. Anything beyond 5 years in the CIP is a placeholder, it can be removed, moved up or moved back. Generally the need for improvements cannot be determined until traffic studies are complete and that doesn't occur in the planning process until a rezoning is approved and the platting process has begun. It's during the preliminary platting stages that traffic studies occur and it's at this time the need for turn lanes, traffic light are determined. Areas in Ankeny where development has occurred along a 2-lane highway are N Ankeny Blvd and NE Delaware Ave. from NE 18th Street and along 18th Street where there is commercial zoning. Both are examples of improvements to the roadway occurring once development happens.

Drainage: An Existing Conditions map showing ridgelines, the direction of drainage, highpoints and wetlands was included in the PUD document illustrating that only a small portion of the overall 375 acres flows to the south. A recent study of the larger Four Mile Creek Watershed describes methods for maintaining and managing swales and ponds, many of which are proposed by the developer within the PUD document. Until the drainage studies are done during the preliminary and final plat phases of development, it's difficult to know what to plan for. The 2010 Ankeny Comprehensive Plan classifies Deer Creek, a minor stream and encourages buffer protection and management and shoreline protection which will be considered as the studies and staff reviews are done. The City requires that run-off is controlled from building activities after construction is complete. There is no policy for single family lots in a development, but there is a no-net increase in run off for commercial development meaning that no more water can run off the property after construction, than prior to development. Ankeny's topography is very flat and stormwater is often managed through swales and ponds, it's common to have drainage easements with swales in the rear yards of residential lots and detention ponds that allow for the slow release of storm water. The future locations of the swales and ponds are not known until drainage studies are done.

Infrastructure: The CIP includes the design and construction of a 16 inch water main along E 1st Street in 2016. At the public hearing, the developer noted that could increase in size based on development in the area, but until platting has begun this cannot be determined. Utilities are installed at a cost to the developer with mains typically running along public streets within the development. The alignment of NE 29th Street (County) will be decided as development occurs in the County, when property to the south of East 1st Street is developed, staff will work with the developer to reroute NE 29th/NE Four Mile Drive to match this alignment. It is not common practice for the City of Ankeny to use eminent domain to acquire any property for the purposes of right-of-way.

J.Gould concluded saying that until the property has been rezoned, details of transportation, infrastructure, stormwater, and other improvements cannot be determined. It is during the preliminary and final platting that the issues are reviewed, designed and finalized. The Deer Creek PUD document addresses many of the issues raised during the public hearing in general terms, by acknowledging that they will be reviewed and provides possible ways in which they may be addressed. If the rezoning is approved there will be preliminary plats, final plats and in some instances site plans, all of which will go before the P&Z Commission and City Council for further review. The proposed rezoning is consistent

with the 2010 Ankeny Comprehensive Plan, therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request to rezone property from R-1 to PUD.

Referencing the realignment of SE Fourmile Drive to the south, S.Odson said he wanted to clarify the city would not propose or build the roadway, it would be the property owner that would bring a proposal forward and pay for the project. J.Gould agreed noting that the County also classifies that roadway as a future arterial. She added that in some cases, the city may participate in the cost of a roadway because it serves a larger purpose.

S.Odson asked why the City does not manage storm water on single family development. J.Gould responded that that is current city policy. E.Jensen added that historically Ankeny has not regulated single family, a number of metro communities have recently adopted a broad range of standards adding that in developments where they are aware of drainage issues, the city works with developers to address those.

Brad Kuehl, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes reviewed with the Commission the differences between the Comp Plan and the proposed PUD stating that they have removed medium density and mixed use one from Deer Creek Plats 13 & 14 and reduced the commercial areas in the PUD resulting in more single family development. He added that they have worked continuously in Deer Creek to manage storm water on-site working with staff on each plat to provide detention in some fashion and they will continue to do that. The mixed use and commercial will be required to detain on site. Mr.Kuehl explained that the alignment of Four Mile Drive was originally proposed to go around the Struthers Tree Farm and bring the roadway away from the existing county subdivision.

S.Odson asked what the plan is for the Mixed Use -2. Mr Kuehl explained that it will likely be something like a grocery store or neighborhood services adding that 1st Street will become a very busy street as it connects to Hwy 330 onto Marshalltown and with the future Four Mile Drive / 29th Street connection from the NE 36th interchange to Des Moines, the area will need services at that intersection.

P.Mollenhauer asked Mr.Kuehl if they have reached out to the county and state for assistance in issues such as drainage, smart planning and sustainable neighborhoods. Mr Kuehl responded that there have been discussions on the neighborhood for some time, they received an EPA grant for the boulevard drainage in Phase I of Deer Creek. Regional detention will continue to be studied.

P.Mollenhauer asked if the developer has any ideas for homebuyer to become knowledgeable about drainage on their property and their responsibilities. Mr.Kuehl responded that as a consultant they do not other than working with the developer in trying to communicate that to potential buyers, however, it is generally the realtor that responds to those questions from the buyer.

Motion by S.Odson to recommend City Council approval of the request to rezone property from R-1 to PUD and accept the Deer Creek Estates PUD Plan document. Second by L.West. All voted aye. Motion carried 7 – 0.

S.Odson suggested that he believes all of the questions have been answered regarding the Deer Creek PUD except for drainage and suggested that the developer go above and beyond what the city requires. In regard to traffic, once the development is built, the roadways will be improved as needed. He asked staff if any consideration was given to using Four Mile Drive for detention. E.Jensen responded that it has been looked at, but there may be opportunities for some regional detention.

Item #5. Heritage Village at Prairie Trail Neighborhood Plan

Staff Report J.Gould reported that Heritage Village at Prairie Trail Neighborhood Plan is approximately 27 acres located between SW Prairie Trail Parkway and SW Magazine Road east of SW State Street. The neighborhood plan proposes 74 single family lots, of which 64 are alley-loaded and 10 are front-loaded lots. Street development includes the future extensions of SW Westview Drive, SW Franklin Drive, SW Oak Street and SW Merchant Street. Water main will be extended generally along the north and east sides of the new public streets as they are developed. The water main will be looped with connections to existing water main in SW Prairie Trail Parkway and SW Magazine Road. Sanitary sewer mains will generally run in the middle of the newly constructed streets. These mains will be extended from existing sewer along SW Prairie Trail Parkway and SW Magazine Road. A small storm water detention area is proposed in the western corner of the development in Outlot P, a park/open space area. The residential portion of this neighborhood will be developed using the architectural and development guidelines found in the Original Prairie Trail Pattern Book.

L.West asked if the alleys are public and if the city provides for snow removal. E.Jensen responded that although the alleys are public, there is an agreement and the developer or association performs routine maintenance including snow removal.

S.Odson asked what street width is proposed for SW Westview. Roger Silver, Nilles Associates, 2625 N Ankeny Blvd, Ankeny stated that SW Westview is 31-feet, it extends from the Vintage Hills assisted living along the east side of the district to the FFA Building. E.Jensen said the street provides a transition between the commercial districts and residential, there will be on-street parking. He added that an overall transportation study was conducted and all street widths were established in the PUD, however, because of the commercial area, SW Westview, in this neighborhood plan was increased in width to 31-feet.

Motion by T.Flack to recommend City Council approval of Heritage Village at Prairie Trail Neighborhood Plan. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

Item #6. Corporate Woods Industrial Park Preliminary Plat

Staff Report E.Bodeker reported that Corporate Woods Industrial Park is a proposed 121.9 acre development west of SE Delaware Avenue, north of SE Corporate Woods Drive and south of the Toro site. The property was rezoned in November 2013 to M-1, Light Industrial District with use restrictions. The general layout of the development shows 10 light industrial lots that vary in size and have access off of two cul-de-sacs extending from SE Delaware Avenue and SE Corporate Woods Drive. Both cul-de-sacs extend longer than 500 feet, therefore the developer is requesting a waiver of subdivision regulations on both cul-de-sac lengths. Eight inch water main will be extended west along SE 60th Circle. Twelve inch water will be extended along the north side of SE Corporate Woods Drive, and extend north along SE Rio Circle. Eight inch sanitary sewer will be extended along SE Rio Circle and along SE 60th Circle. A traffic study has been submitted and is currently under review and modifications may be made based on the findings of the traffic study. Staff recommends that the Plan and Zoning Commission recommend City Council approval of Corporate Woods Industrial Park Preliminary Plat; recommend City Council waive the limitation of the 500' standard for the cul-de-sac length; and recommend approval of the public street name SE 60th Circle.

G.Hunter said that his questions regarding waiving the cul-de-sac length were addressed earlier by E.Jensen. E.Jensen advised the Commission that the lengths were reviewed by staff and deemed acceptable especially considering this is a 4 lot light industrial street, not a residential subdivision with a

lot of driveways. He said there were a number of conversations about a continuous roadway rather than 2 cul-de-sacs, however there was more importance on not disturbing the drainageway. S.Odson said this seems like a great plan, avoiding a culvert or a bridge.

S.Odson asked if there will be any regional drainage. E.Carstens responded that onsite detention will be required for each lot.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd., representing Steve Chapman as owner and Janson Conway with Opus Development stated that this is a 125 acre development. Improvements have been made to SE Delaware Avenue and following a traffic study, a northbound left turn is proposed on SE Delaware Avenue and a westbound right turn off of SE Corporate Woods Drive onto SE Rio Circle is proposed. Ten light industrial lots are configured ranging from 19½ to 6 acres. There was a lot of discussion on the roadway alignment, and his recommendation, based on past Commission discussion was to minimize the impact on the drainageway. Sanitary sewer was extended to service the Toro property and the Elwell property to the east, that will be extended to this site and also provide service to the Steenhoek and Bauer property. Twelve-inch water main will be extended from SE Delaware Avenue. Mr.Culp said that the 1st phase of the development will be a 280,000 sf warehouse distribution center on Lot 1.

P.Mollenhauer asked how wide the buffer strip is along the drainageway. Mr Culp responded that it is 50-foot, the width was based on the existing cultivated limits.

Motion by L.Voigt to recommend City Council approval of Corporate Woods Industrial Park Preliminary Plat, recommend City Council waive the limitation of the 500' standard for the cul-de-sac length, and recommend approval of the public street name SE 60th Court. Second by L.West. All voted aye. Motion carried 7-0.

REPORTS

City Council Meeting

P.Mollenhauer reported on her attendance at the February 16th City Council meeting

Director's Report

E.Jensen presented the tentative agenda items for the March 3, 2015 and advised the Commission that public hearings have been set for March 3, 2015 at 6:30 pm to consider a request by Central Iowa Classis to amend the Tradition PUD and to consider a request by Bresson Construction to rezone property from R-1 to R-2 with restrictions.

Commissioner's Reports

S.Odson suggested the city might consider a policy to manage single family stormwater.

L.West commented that she was able to find information quicker on the new web site.

MISCELLANEOUS ITEMS

G.Hunter will be unable to attend the March 2, 2015 City Council meeting. Staff will follow up.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 pm.

Submitted by Trish Kuhn, Secretary,
Plan & Zoning Commission